

SALE 1 Legal Description

.24 Acres with building located on Square Pond in Acton, Maine. Map 029 Lot 011

An Excerpted Legal Description from Book 7438 Page 057 found at the York County Registry of Deeds

A certain lot or parcel of land with the buildings thereon situated in Acton, in the County of York and State of Maine, on the southerly shore of Square Pond, bounded and described as follows: BEGINNING at an iron hub set in concrete at high water mark of said Square Pond at the northeasterly corner of land herein conveyed and at the northwesterly corner of land now or formerly of Harold H. Wadsworth, et al.; thence running westerly by said high water mark 80 feet to an iron hub set in concrete; thence running southerly by land now or formerly of Antoine J. LaPorte, et al. to an iron hub set in concrete on the northerly side of a right of way leading to this parcel of land and to land now or formerly of LaPorte, and at a point 21 feet northerly from the southerly boundary line of land now or formerly of LaPorte; thence running easterly by said right of way and land now or formerly of LaPorte on a line parallel to and 21 feet northerly from the southerly boundary line of land now or formerly of said LaPorte 95 feet to an iron hub set in concrete and land of said Wadsworth; and thence running northerly by said Wadsworth land to said iron hub set in concrete and the point of beginning. Together with a right of way in common with others from the existing camp roads to said described land, said right of way to be over a strip of land 15 feet in width along the southerly boundary line of land now or formerly of LaPorte, but not adjacent thereto, and said 15 foot right of way to run parallel to and at all points to be 6 feet northerly of said southerly boundary line of said LaPorte. The grantees are hereby granted the right and privilege to cut brush and to construct a suitable camp road over said right of way strip from the existing camp road to said above described land.

And the grantees, as a further part of consideration for this deed, do covenant and agree for themselves, their heirs and assigns, that they will not build, erect or locate any structure or building on or within said area. Also conveying a six (6) foot strip of land situated in Acton, in the County of York and State of Maine, situated on the southerly side of fifteen (15) foot right of way located adjacent to property conveyed to the grantors herein by Warranty Deed of Louis R. Gardner, et al., said six (6) foot strip being six (6) feet in depth from said right of way and being approximately 95 feet in length along the right of way opposite the southerly boundary line of said grantor's property. The conveyance is made, however, subject to the conditions that should the Town of Acton ever want the fee in said strip for the purpose of widening the camp road, that the grantees, their heirs, and assigns shall convey said property to the Town of Acton without consideration. Being the same premises conveyed to Grantors by Warranty Deed of Willard F. Libby dated October 17, 1988 and recorded in York County Registry of Deeds Book 4875, Page 264.